

044.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

896,400 / 896,400

USE VALUE:

896,400 / 896,400

ASSESSED:

896,400 / 896,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
145-147		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWAN REALTY TRUST LLC
Owner 2:	
Owner 3:	

Street 1: 16 SWAN PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: POTTER CHARLES B -

Owner 2: -

Street 1: 16 SWAN PL

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2486 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average	CRAWL SPACE SCUTTLE. FP=NON-FUNCTIONAL. OF=2 BMT SINKS.													
Sty Ht:	2 - 2 Story			A Bath:		Rating:															
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:															
Foundation:	3 - BrickorStone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%		OthrFix:	2	Rating:	Fair														
Roof Struct:	2 - Hip			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average	1st Res Grid Desc: Line 1 # Units: 2													
Color:	WHITE			A Kits:		Rating:															
View / Desir:				Fpl:	2	Rating:	Average														
GENERAL INFORMATION				WSFlue:		Rating:															
Grade:	C - Average			CONDOS INFORMATION																	
Year Blt:	1922	Eff Yr Blt:		Location:				Level FY LR DR D K FR RR BR FB HB L O													
Alt LUC:		Alt %:		Total Units:				Other													
Jurisdct:		Fact:	.	Floor:				Upper													
Const Mod:				% Own:				Lvl 2													
Lump Sum Adj:				Name:				Lvl 1													
INTERIOR INFORMATION				DEPRECIATION				Lower													
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Totals RMS: 10 BRs: 4 Baths: 2 HB													
Prim Int Wall:	2 - Plaster			Functional:																	
Sec Int Wall:	8 - Plyw Panel	20%		Economic:																	
Partition:	T - Typical			Special:																	
Prim Floors:	3 - Hardwood			Override:																	
Sec Floors:	4 - Carpet	35%		Total:	31	%															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY																	
Subfloor:				Basic \$ / SQ:	170.00																
Bsmnt Gar:				Size Adj.:	1.07236528																
Electric:	3 - Typical			Const Adj.:	0.98836464																
Insulation:	2 - Typical			Adj \$ / SQ:	180.181																
Int vs Ext:	S			Other Features:	120100																
Heat Fuel:	1 - Oil			Grade Factor:	1.00																
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																
# Heat Sys:	2			NBHD Mod:																	
% Heated:	100	% AC:		LUC Factor:	1.00																
Solar HW:	NO	Central Vac:	NO	Adj Total:	639983																
% Com Wall:		% Sprinkled:		Depreciation:	198395																
				Deprecated Total:	441588																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 044.0-0002-0010.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:					Total Special Features:								Total:							